



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
March 16, 2010 - 6:00 p.m.**

Next Planning Commission
Resolution No. 771

I. MEETING CALLED TO ORDER

II. ROLL CALL

Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Justin Hurley, Tim Schmeusser and Keith Wangle

III. CORRESPONDENCE

IV. MINUTES - Review and approval of December 1, 2009 Planning Commission Minutes

V. PUBLIC APPEARANCES

VI. BUSINESS

Pgs. 1 - 11

- A. **File No. 09107.** A public hearing to consider the proposed Jackson County Plan Amendment regarding the *Greater Bear Creek Valley Regional Plan*. **Applicant:**
Jackson County

VII. DISCUSSION

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

**City of Central Point
Planning Commission Minutes
December 1, 2009**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Commissioners Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Tim Schmeusser, and Keith Wangle were present. Commissioner Justin Hurley was absent.

Also in attendance were: Tom Humphrey, Community Development Director; Don Burt, Planning Manager; Dave Jacob, Community Planner; Connie Clune, Community Planner; and Didi Thomas, Planning Secretary.

III. CORRESPONDENCE – None

IV. MINUTES

Keith Wangle made a motion to approve the minutes of the October 6, 2009 Planning Commission meeting as submitted. Tim Schmeusser seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Beck, yes; Schmeusser, yes; Wangle, yes. Motion passed.

V. PUBLIC APPEARANCES

There were no public appearances.

VI. BUSINESS

- A. File No. 10002.** A public hearing to consider a conditional use permit to occupy and operate a martial arts/gymnastics/dance studio within the Mountain View Plaza shopping center. The proposed use is located within a C-4, Tourist and Office Professional zoning district. The physical address is 1350 Plaza Blvd., Suite C (Mountain View Plaza) and is identified on the Jackson County Assessor's map 37S 2W 02D, Tax Lot 1202. **Applicant: America's Best Kids, Inc.**

There were no conflicts or ex parte communications to disclose. Connie Moczygemba and Keith Wangle had made site visits.

Dave Jacob, Community Planner, presented a staff report indicating that there were no issues to be considered with regard to this application and that staff recommended approval.

The public portion of the hearing was opened and Jeff Rumelhart, agent for the applicant, came forward and stated that the proposed martial arts studio would be advantageous to the citizens of Central Point in that it would help to promote character development in its clients. Mr. Rumelhart said that the age group of the studio's clientele would range from four (4) and up, and that the studio would be open from approximately 3:00 to 7:45 p.m.

The public hearing was then closed.

Chuck Piland made a motion to approve Resolution 770, a resolution granting approval of a conditional use permit for the operation of a martial arts/gymnastics studio located within Mountain View Plaza (Jackson County Assessor's map 37S-2W-02D, Tax Lot 1202) based on the standards, findings, conclusions and recommendations stated in the staff report. Mike Oliver seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Beck, yes; Schmeusser, yes; and Wangle; yes. Motion passed.

VII. DISCUSSION

A. Residential Zoning & Regional Plan

Don Burt, Planning Manager, presented Commissioners with an introduction to residential density considerations that the City will be dealing with as a result of the implementation of the Greater Bear Creek Valley Regional Plan over the next 20 and 50 year planning periods. Mr. Burt discussed the ramifications of increased households, acreage to accommodate the increase, average residential density for new development and redeveloped properties, and the distribution of zoning acreage.

Community Development Director Tom Humphrey added that the City will need to move more decisively towards a higher density in order to meet the requirements of the Regional Plan. Mr. Humphrey mentioned that the Twin Creeks development was an excellent example of how we will need to develop in the future.

Mr. Burt presented an interactive residential density model which would provide a baseline for planning purposes. Comprehensive plan changes and ordinances will be done to support the proposed increase in densities.

Mr. Burt pointed out that design will be a critical consideration with future development and redevelopment and a form based code would allow for control of design a bit more. Flexibility, he stated, will be a key component as there are so many variables that can change with time.

B. Form Based Zoning Code

Planning Manager Don Burt presented an informative video to Commissioners to introduce them to the concept of form based zoning. Form based zoning, he advised, is zoning based more upon design criteria than the City's existing code which is concerned with uses and setbacks. Twin Creeks is an example of the utilization of form based code principles. The topic will be addressed in greater detail at a later date.

Community Development Director Tom Humphrey added that the comprehensive plan would need to be amended and would be more effective moving forward with something fresh and non-conventional.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Chuck Piland made a motion to adjourn the meeting. Keith Wangle seconded the motion. Meeting was adjourned at 8:05 p.m.

The foregoing minutes of the December 1, 2009 Planning Commission meeting were approved by the Planning Commission at its meeting on the _____ day of _____, 2010.

Planning Commission Chair

**GREATER BEAR CREEK VALLEY
REGIONAL PLAN**

STAFF REPORT



STAFF REPORT
March 16, 2010

AGENDA ITEM: File No. 09017

Consideration of the Greater Bear Creek Valley Regional Plan (the "Plan"), dated November 2009.

Applicant: Jackson County

STAFF SOURCE:

Don Burt, AICP, EDFP Planning Manager

BACKGROUND:

On December 22, 2008, by Ordinance No. 1923, the City Council approved the Greater Bear Creek Valley Regional Problem Solving Participation Agreement ("RPSPA"). Approval of the RPSPA memorialized the participating cities commitment to proceed with comprehensive plan and land use regulation amendments based on a draft Regional Plan. The RPSPA states that the draft Plan shall become the "adopted Plan" upon conclusion of Jackson County's comprehensive plan and land use regulation amendment process¹.

Jackson County is currently in the process of conducting a series of public hearings to consider approval of comprehensive plan and land use regulations necessary to adopt and implement the Plan. As part of the County's review process the participating cities are reviewing the draft Plan, and will forward a recommendation to the County planning commission regarding the Plan. Participating cities will also be given an opportunity for oral comment before the County planning commission prior to the County's final decision.

Once the Plan is adopted by the County, each participating city, per the RPSPA, will be required to amend their comprehensive plans and land use ordinances as necessary to adopt and implement the Plan at the local level. Not until all participating cities have received acknowledgement by LCDC for their implementing comprehensive plan amendments and land use regulations will the Plan be considered acknowledged and in effect.

FINDINGS:

Attachment "B" is a draft set of findings prepared for the Planning Commission. These findings are in draft form only and will be appropriately modified at the Planning Commission's direction and testimony received at the March 16th public hearing.

¹ RPSPA, Section II General Agreement

DISCUSSION POINTS:

The primary consideration of the planning Commission is to make a determination of consistency of the Plan as presented in Attachment "A" with the RPSA draft plan. Aside from general editing of the text the following represent changes that should be noted:

1. **Population.** Over the course of the planning period the population increase presented in the Plan is 21,499 vs. 22,898 shown in the RPSA draft Plan.
2. **Land Needs Determination.** The Plan now includes a comprehensive explanation of the methodology used to identify lands and land needs for the urban reserve areas².
3. **Land Use Classifications.** In the prior draft future land needs were categorized as: Residential, Parks, Institutional, Commercial, and Industrial. The Plan as presented has redefined the urban categories to be: Residential, Open Space/Parks, and Employment. The previous categories Civic, Commercial, and Industrial have been consolidated under Employment.
4. **Acreage Deficiency.** Based on the methodology used to determine needed land and land qualification there is an overall real acreage deficiency for Central Point of approximately 292 acres of suitable urban reserve lands. It has been agreed, given the long-term nature of the Plan, and the density ranges provided in the Plan, that a deficit of 292 acres is acceptable margin of error over a fifty-year planning period.
5. **Proposed Modifications.** During the course of the public hearings there may be requests to modify the Plan. Each such request must be considered by the Planning Commission based on the merits of the request and consistency with the Participant's Agreement and the land determination needs process set forth in Chapter 4 of the Plan. If the Planning Commission elects to modify the Plan they must direct staff review and report back at the next meeting with a recommendation and supporting findings.
6. **Citizens Advisory Committee.** On March 9, 2010 the Citizens Advisory Committee held an open house to discuss the Regional Plan. At the open house three considerations were raised:
 - a. Consider the addition of one tax lot to CP-4D. The tax lot is approximately one acre in size, has a residence, and is classified as an exceptions property.
 - b. Consider clarification of the land use designation for the Little League fields and the Boy Scout headquarters in CP-6B. Are these properties classified as Employment lands?
 - c. Property owners in CP-6A do not want to be in the URA. Their property is approximately 1 acre in size and is their place of residence.

ATTACHMENTS:

Attachment "A" – Greater Bear Creek Valley Regional Plan, November 2009"

Attachment "B" – Findings

Attachment "C" – Planning Commission Resolution No. xxx

² Greater Bear Creek Valley Regional Plan, Chapter 4

ACTION:

Consideration and discussion of the Greater Bear Creek Regional Plan as presented in Attachment "A".

RECOMMENDATION:

Based on the public hearing comments and general discussion the Planning Commission has the following options:

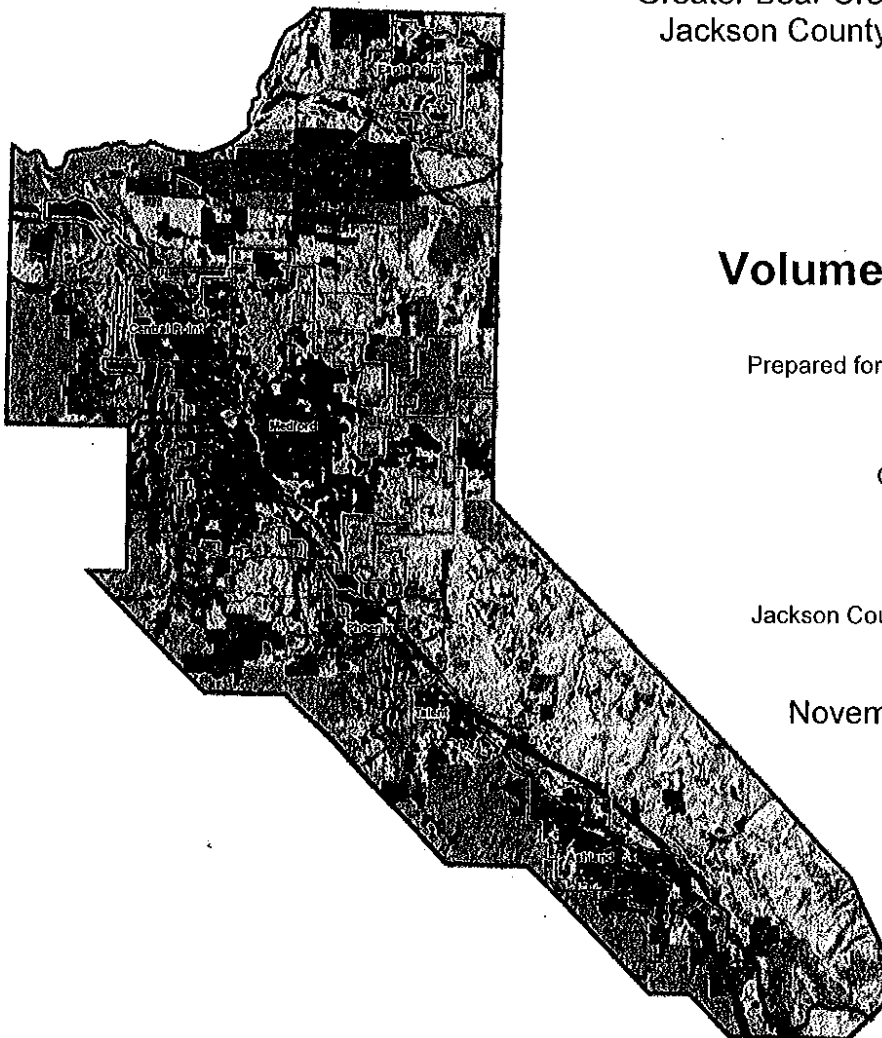
1. Close public hearing and direct Staff to prepare a resolution for consideration by the Commission at its next regularly scheduled meeting; or
2. Continue public hearing to the next regularly scheduled Commission meeting.

A Plan to Solve Regional Problems in Southern Oregon

Draft Regional Plan

for the

Greater Bear Creek Valley
Jackson County, Oregon



Volume 1 of 3

Prepared for the Cities of

Medford
Ashland
Central Point
Eagle Point
Phoenix
Talent
and
Jackson County, Oregon

November 2009

FINDINGS OF FACT
FOR
CONSIDERATION OF THE GREATER BEAR CREEK REGIONAL PLAN

Before the City of Central Point
Consideration of the Greater Bear Creek Regional Plan

DRAFT

Applicant:
Jackson County

I. INTRODUCTION

On December 22, 2008 the City Council approved Ordinance No. 1923 adopting the Bear Creek Valley Regional Problem Solving Agreement (the "Agreement"). The Agreement set forth the terms and conditions agreed to by the City relative to implementation of the draft Plan as referenced in the Agreement. The Agreement further states that the adopted Plan shall be what is adopted as a result of Jackson County's comprehensive plan amendment process¹.

Jackson County is currently in the process of conducting a series of public hearings to consider approval of comprehensive plan and land use regulations necessary to approve and implement the Plan, which upon adoption will become the adopted Plan per the Agreement. As part of the County's review process the participating cities are provided an opportunity to review a final draft of the Plan, and will forward a recommendation to the County planning commission regarding the Plan. Participating cities will also be given an opportunity for oral comment before the County planning commission prior to the County's final decision.

The purpose of these findings is to confirm that the plan as presented in Attachment "A" is substantially consistent with the draft Plan presented in the Agreement, and to forward a recommendation to the County to approve the Plan as presented in Attachment "A", with/without changes.

As used in these findings the following terms are used in referencing the Greater Bear Creek Valley Regional Plan:

"Regional Plan" - A generic reference to the Greater Bear Creek Regional Plan;

"Agreement Plan" - Refers to the Regional Plan approved as part of the Participants Agreement;

"Pending Plan" - Refers to the Regional Plan dated November 2009 and the subject of these findings; and

"Adopted Plan" - Refers to the Regional Plan adopted by the County per the current proceedings, subject to LCDC acknowledgement and appeals.

It is the purpose of these findings to determine whether or not the Pending Plan is consistent with the Agreement Plan, and to recommend any changes, and supporting findings, that are revealed during the City's public hearing process.

The following addresses the comparison between the Agreement Plan and the Pending Plan:

¹ RPSA, Section II General Agreement

II. Greater Bear Creek Valley Regional Problem Solving Agreement

The Greater Bear Creek Valley Regional Problem Solving Agreement ("Agreement") has been approved by the City² and the Land Development and Conservation Commission on September 23, 2009. The Agreement is an agreement by all participating cities that they will abide by the Plan adopted by the Implementing Signatories and acknowledged by the State of Oregon. The Agreement further stipulates that the adopted Plan shall be the Plan adopted as a result of Jackson County's comprehensive plan amendment process.

Approval of the Agreement included approval of the Agreement Plan, subject to any modifications that may occur during the comprehensive plan and land use changes necessary to implement the Region Plan.

III. Statement of Problems to be Addressed

Finding: The Agreement identifies three problems to be addressed by the Regional Plan:

Problem #1: Lack of a Mechanism for Coordinated Regional Growth;
Problem #2: Loss of Valuable Farm and Forest Land Caused by Urban Expansion; and
Problem #3: Loss of Community Identity.

These three problems were addressed in the Agreement draft Plan³. The pending draft of Plan restates these three problems verbatim⁴.

Conclusion: The pending draft plan is consistent with the Agreement draft Plan.

IV. Project Goals

Finding: The Agreement sets forth three goals to be achieved by adoption of the Plan:

Goal #1: Manage future regional growth for the greater public good;
Goal #2: Conserve resource and open space lands for their important economic, cultural, and livability benefits; and
Goal #3: Recognize and emphasize the individual identity, unique features, and relative comparative advantages and disadvantages of each community within the Region.

² City of Central Point Ordinance No. 1923, December 22, 2008

³ Greater Bear Creek Valley Regional Plan, July 2008, Chapter 1

⁴ Greater Bear Creek Valley Regional Plan, November 2009, Chapter 1, Section 4.3.1.

These three goals were incorporated in to the Agreement draft Plan⁵. The pending draft Plan restates these goals verbatim, including all related guiding policies as previously presented in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

V. Optional Techniques/Strategies for Implementation

Finding: The Agreement Plan included ten (10) optional implementation techniques addressing⁶, addressing the Problems and Goals discussed in the Agreement Plan. The Pending Plan restates, verbatim, the implementation techniques set forth in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

VI. Measurable Performance Indicators

Finding: In the Agreement Plan⁷ there are ten (10) Performance Indicators, which are essentially a restatement of the Implementation Techniques. The Pending Plan⁸ restates, verbatim, the Performance Indicators set forth in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

VII. Incentives and Disincentives to Achieving Goals

Finding: In the Agreement Plan⁹ there are six (6) incentives for participating cities to adhere to the Plan, and six (6) disincentives. The Pending Plan¹⁰ restates, verbatim, the Incentives and Disincentives set forth in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

VIII. Progress Monitoring System & Amendment Process

Finding: In the Agreement Plan¹¹ Section IV of the Agreement lists the standards by which progress in attaining the objectives of the Regional Plan will be

⁵ Greater Bear Creek Valley Regional Plan, July 2008, Chapter 1, Section 7

⁶ Ibid, Chapter 6, Section 1

⁷ Ibid, Chapter 6, Section 2

⁸ Greater Bear Creek Valley Regional Plan, November 2009, Chapter 5, Section 1

⁹ Ibid, Chapter 6, Section 3

¹⁰ Greater Bear Creek Valley Regional Plan, November 2009, Chapter 5, Section 2

¹¹ Ibid, Chapter 6, Section 4

measured, including minor and major amendments to the Regional Plan. The language in the Pending Plan¹² is verbatim from the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

DRAFT

¹² Greater Bear Creek Valley Regional Plan, November 2009, Chapter 5, Section 2

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION FORWARDING A FAVORABLE RECOMMENDATION TO THE
CITY COUNCIL REGARDING ADOPTION OF THE GREATER BEAR CREEK
VALLEY REGIONAL PLAN**Recitals**

WHEREAS, pursuant to *former* ORS 197.654 (1) (2007), Jackson County and the cities of Medford, Ashland, Central Point, Eagle Point, Phoenix and Talent, entered into a collaborative regional problem-solving (RPS) process; and

WHEREAS, the City of Central Point (City), as a participant in RPS, having signed a Participants' Agreement identifying a regional land use problem, establishing goals addressing the problem, creating mechanisms for achieving such goals, and a system for monitoring the implementation and effectiveness of the those goals ; and

WHEREAS, the Greater Bear Creek Valley Regional Plan (the "RPS Plan") contemplated by the Participants' Agreement has been proposed under the provisions of *former* ORS 197.654(1) and *former* 197.656(2), which remain applicable to this RPS process; and

WHEREAS, Jackson County is the local government charged with adopting the final RPS Plan; and

WHEREAS, the RPS process must include: (a) An opportunity for involvement by other stakeholders with an interest in the problem; and (b) Efforts among the collaborators to agree on goals, objectives and measures of success; and

WHEREAS, the City has been requested to make recommendation(s) to Jackson County concerning the contents and adoption of the final RPS Plan, including associated maps and Findings; and

WHEREAS, the City's Planning Commission conducted hearings on the RPS Plan on March 16, 2010; and

WHEREAS, all requirements for legal notices and advertisements have been fulfilled and public testimony accepted and recorded.

NOW, THEREFORE, THE CITY OF CENTRAL POINT PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL AS FOLLOWS:

Section 1 – RPS Plan.

The Planning Commission hereby forwards a favorable recommendation to the City Council regarding approval of the “**Greater Bear Creek Valley Regional Plan**”, attached as **Exhibit “A”**, including Plan Maps # _____ and associated Findings as presented in Exhibit “B” and subject to the following modifications:

- 1.
- 2.
- 3.

Passed by the Planning Commission and signed by me in authentication of its passage this _____ day of _____, 2010.

Planning Commission Chair

ATTEST:

City Representative

Approved by me this _____ day of _____, 2010.

Planning Commission Chair